

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Nancy Hoffmeier Zamora (SBN 137326) U.S. Bank Tower 633 West 5th Street, Suite 2600 Los Angeles, CA 90071 Tel. 213-488-9411 Fax 213-488-9418 e-mail: zamora3@aol.com <input checked="" type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION	
In re: FAY ABDI SAGATI aka FOROUGH ABDI SAGATI, Debtor(s).	CASE NO.: 1:14-bk-10982-MT CHAPTER: 7 Amended NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 04/22/2015	Time: 11:00 am
Location: Ctrm. 302, U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 04/08/2015

Description of property to be sold:

undeveloped parcel of real property identified as San Bernardino County Assessor's parcel number 0464-163-10-0-000 located at Buchanan Street in Lucerne Valley, San Bernardino County, California (the "San Bernardino Property")

Terms and conditions of sale:

"AS-IS, WHERE-IS" basis, for a sales price of \$3,000.00

Proposed sale price: \$ 3,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any):

See Attached

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date & Time: April 22, 2015 at 11:00 am

Location: Ctrm. 302, U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Nancy Hoffmeier Zamora, Chapter 7 Trustee
U.S. Bank Tower
633 West 5th Street, Suite 2600, Los Angeles, CA 90071
Tel. 213-488-9411; Fax 213-488-9418
e-mail: zamora3@aol.com

Date: 03/31/2015

OVERBID PROCEDURE

i. Each potential bidder (other than the San Bernardino Buyer who is defined in the sale motion (the "Sale Motion") filed with the Bankruptcy Court [docket entry 129]) in order to qualify as a bidder at the hearing, on April 22, 2015 at 11:00 a.m. in Courtroom 302 of the United States Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367 (the "Hearing"), shall

(1) prior to the commencement of the Hearing, present to Trustee a cashier's check in the amount of One Thousand Dollars (\$1,000.00) (the "Earnest Money Deposit") made payable to Encore Escrow. Trustee shall refund the Earnest Money Deposit if she accepts the bid of another bidder;

(2) a completed and executed written offer to purchase signed by the bidder that contains terms and conditions that are, in Trustee's business judgment, similar or superior to the terms and conditions of the offer by San Bernardino Buyer generally described in the Sale Motion and specifically contained in the San Bernardino Agreement attached to the Sale Motion;

(3) prior to the commencement of the Hearing, offer proof that the bidder has the financial ability to pay, within seven (7) days after entry of the sale order (the "Sale Order") approving sale of the real property to the highest bidder (the "San Bernardino Highest Bidder"), the balance of any bid made by such bidder, such proof to be deemed acceptable or unacceptable by Trustee in her sole discretion, subject to approval by the Court; and

(4) attend the Hearing; and

ii. The initial overbid shall be a total of \$3,500.00, i.e., \$500.00 more than the San Bernardino Sales Price and all additional overbids must be made in minimum increments of \$500.00.

If the San Bernardino Highest Bidder fails to close the sale escrow within fifteen (15) days of entry of the Sale Order, the San Bernardino Highest Bidder shall forfeit the Earnest Money Deposit and the next highest bidder shall pay the next highest bid to purchase the San Bernardino Real Property.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

U.S. Bank Tower, 633 West 5th Street, Suite 2600, Los Angeles, CA 90071

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 03/31/2015, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

United States Trustee: United States Trustee (SV), ustpreion16.wh.ecf@usdoj.gov; Katherine Bunker, kate.bunker@usdoj.gov

Trustee: Nancy Zamora, zamora3@aol.com, nzamora@ecf.epiqsystems.com

Debtor's Counsel: Eric Bensamochan, eric@bnpllp.com

Creditors' Counsel: Mark Andrews, Sandra.g.cmcmasters@wellsfargo.com, John D. Schlotter, ecfmail@aclawllp.com; Larry Butler, notices@becket-lee.com; Thomas I. Lee, notices@becket-lee.com

Secured Creditor's Counsel: Jennifer Witherell Crastz, jcrastz@hemar-rousso.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 03/31/2015, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Debtor: Fay A. Sagati, 7044 Dume Drive, Malibu, CA 90265

Trustee's CPA: Samuel R. Biggs, CPA, SLBIGGS, A Division of SingerLewak, 10960 Wilshire Blvd., 7th FL, Los Angeles, CA 90024

Trustee's Broker: Behnaz Tavakoli, Rodeo Realty, Inc., 23901 Calabasas Road, Suite 1050 Calabasas, CA 91302

U.S Trustee: Kate Bunker, Esq., Office of the United States Trustee, 915 Wilshire Blvd., Suite 1850, Los Angeles, CA 90017

Judge: The Honorable Maureen Tighe, U.S. Bankruptcy Court, 21041 Burbank Boulevard, Suite 324, Woodland Hills, CA 91367

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) 03/31/2015, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

03/31/2015
Date

Cynthia Casas
Printed Name

/s/ Cynthia Casas
Signature

Supplemental Service List for Notice

Title:

Linda J. Ruiz
Quality Title Co.
425 W. Broadway, Suite 300
Glendale, CA 91204

Escrow:

Jenica Pivnik
Encore Escrow
23901 Calabasas Road, #1033
Calabasas, CA 91302

Buyer:

Juan Vasquez Rodriguez &
Salvador Marquez
c/o Orrin Joseph
Victor Valley Property Center
18231 Highway 18, Suite 1
Apple Valley, CA 92307